



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 11, 2020

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: one person spoke
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Pate Ranch Commercial LP

Site Location: 6200 - 6300 blocks Dirks Road Acreage: 1.01

Proposed Use: Required Site Plan for convenience store and gas station

Companion Cases: PD 1063

Staff Recommendation: Approval

Background:

The proposed site is located on the south side of Dirks Road and west of Quail Ridge Road. The applicant is proposing to construct a one story convenience store and gas station on the site, and is required as part of the PD to provide a site plan for approval.

The zoning for the site was approved in 2015: PD 1063 "PD/G" Planned Development for all uses in "G" Intensive Commercial excluding multiple uses with a maximum height of five stories or 60 feet, and commercial lighting to be designed and constructed to not be obtrusive to the adjacent A-5 single-family residential zoning to the north; site plan required.

Site Information:

Surrounding Zoning and Land Uses:

- North "F" General Commercial / commercial
- East PD 1065 / undeveloped
- South PD 1063 / undeveloped
- West PD 1063 / undeveloped

Zoning History: ZC-14-147 from unzoned to PD/G; effective 12/1/15; subject site and surrounding

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on May 21, 2020.
The following organizations were notified: (emailed May 18, 2020)

Organizations Notified	
Briercliff Estates HA	Quail Ridge Estates Phase II HOA
Vista Ridge Addition HA	Quail Ridge Estates HOA*
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

*Closest Neighborhood Association

Attachments:

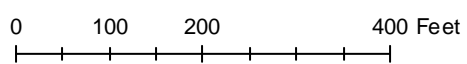
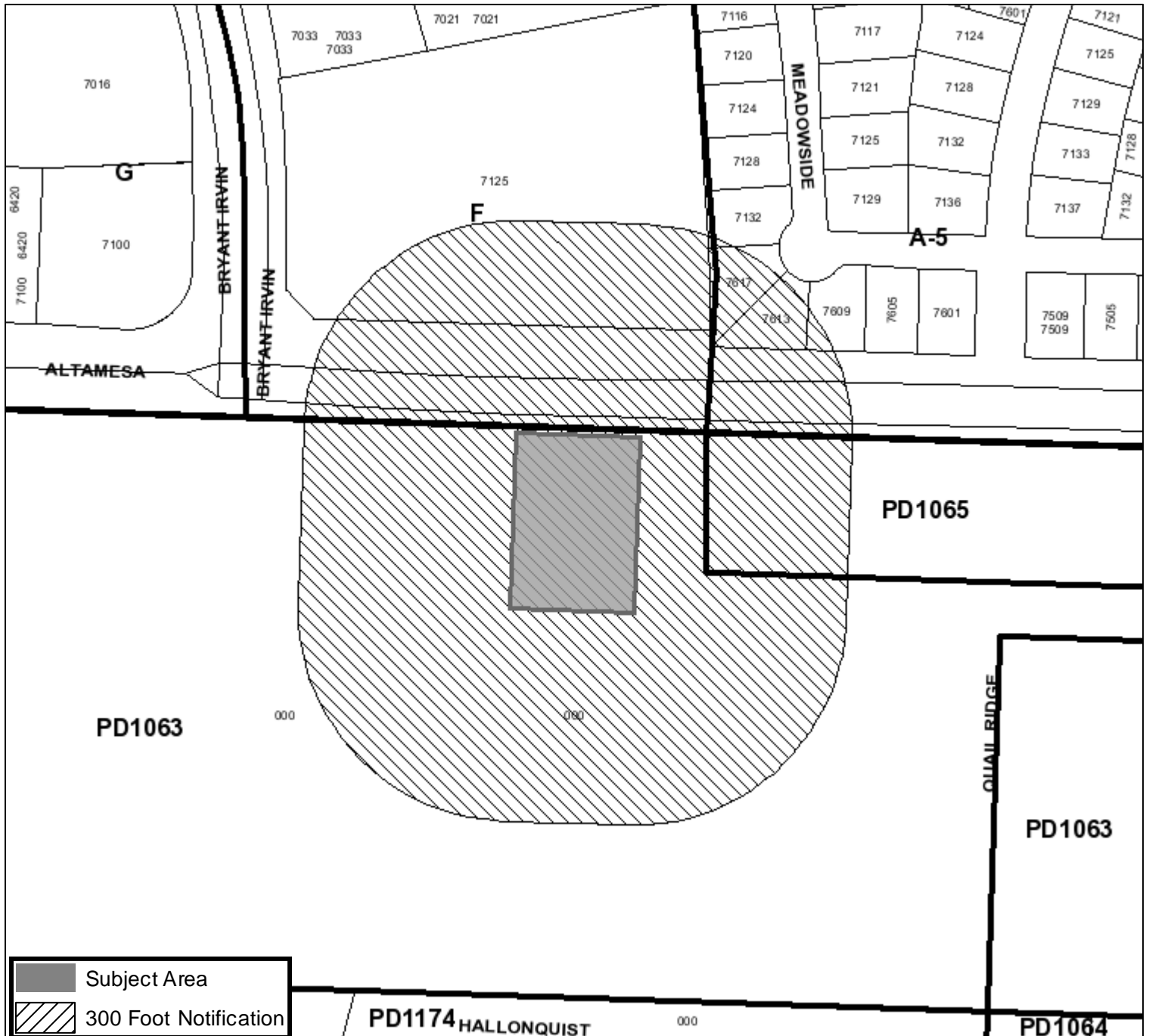
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



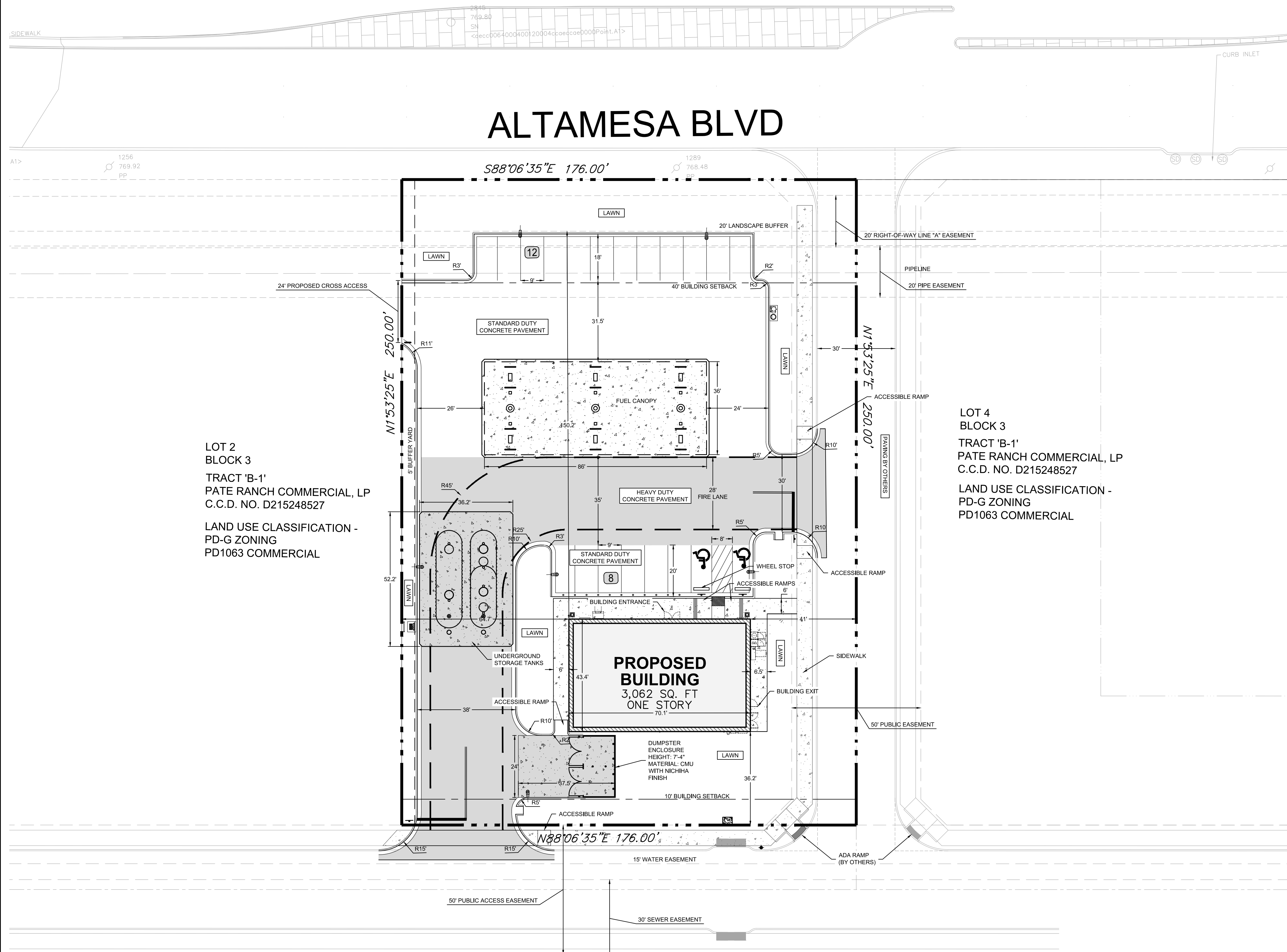
SP-20-010

Area Zoning Map

Applicant: Pate Ranch Commercial LP
 Address: 6200 - 6300 blocks Dirks Road
 Zoning From: PD 1063
 Zoning To: Amend site plan
 Acres: 1.01010494
 Mapsco: 102B
 Sector/District: Far Southwest
 Commission Date: 6/10/2020
 Contact: 817-392-8043



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



OWNER:
PATE RANCH COMMERCIAL LP
10210 N. CENTRAL EXPY, SUITE 300
DALLAS, TX 75231

DEVELOPER:
VERDAD REAL ESTATE & CONSTRUCTION SERVICES
NOISES CASTRO
1211 S. WHITE CHAPEL BLVD.
SOUTH LAKE, TX 76092
PHONE: (817) 328-0503

LAND SURVEYOR:
DUNAWAY
STEPHEN R. GLOSUP
550 BAILEY AVENUE
FORT WORTH, TX 76107
PHONE: (817) 335-1121

CIVIL ENGINEER:
BOWMAN CONSULTING
ENGINEER OF RECORD:
KOFI ADDO
8201 PRESTON RD., SUITE 700
DALLAS, TX 75225
PHONE: (972) 497-2990

LANDSCAPE ARCHITECT:
BLAIR LANDSCAPE ARCHITECTURE, LLC
WILLIAM S. BLAIR
306 W. MAIN ST., SUITE 12
ROUND ROCK, TX 78664
PHONE: (512) 522-8979

ALTAMESA BLVD

LOT 2
BLOCK 3
TRACT 'B-1'
PATE RANCH COMMERCIAL, LP
C.C.D. NO. D215248527

LAND USE CLASSIFICATION -
PD-G ZONING
PD1063 COMMERCIAL

LOT 4
BLOCK 3
TRACT 'B-1'
PATE RANCH COMMERCIAL, LP
C.C.D. NO. D215248527

LAND USE CLASSIFICATION -
PD-G ZONING
PD1063 COMMERCIAL



VICINITY MAP

SITE DATA	
PARCEL AREA	1.01 AC (44,000 SF)
SITE LOCATION	SEC ALTAMESA BLVD. & BRYANT IRVIN RD
ZONING DESIGNATION	PD-G - PLANNED DEVELOPMENT
EXISTING LAND USE	VACANT LOT
PROPOSED LAND USE	GAS STATION & C-STORE
ADJACENT ZONING (N, E, S, W)	F, PD/G, PD/G, PD/G
FLOOR AREA RATIO (LOT COVERAGE)	0.068
IMPERVIOUS AREA	0.64 AC (28,073 SF)
IMPERVIOUS SURFACE RATIO	0.64
PERVIOUS AREA	0.37 AC (15,927 SF)
PERVIOUS SURFACE RATIO	0.37
BUILDING SETBACKS	
FRONT (NORTH)	40 FT
REAR (SOUTH)	10 FT
LANDSCAPE BUFFER	
FRONT (NORTH)	20 FT
SIDE (WEST)	5 FT

BUILDING DATA	
PROPOSED BUILDING AREA	3,043 SF
BUILDING HEIGHT	18'-8" (PROPOSED), 60' (MAX)
NUMBER OF FLOORS	1 STORY (PROPOSED), 5 STORY (MAX)
EXTERIOR BUILDING MATERIAL	NICHIHA

PARKING DATA	
STANDARD PARKING REQUIRED	1/250 SF = 13
STANDARD PARKING PROPOSED	18
ADA PARKING REQUIRED	2
ADA PARKING PROPOSED	2
TOTAL PROPOSED PARKING	20

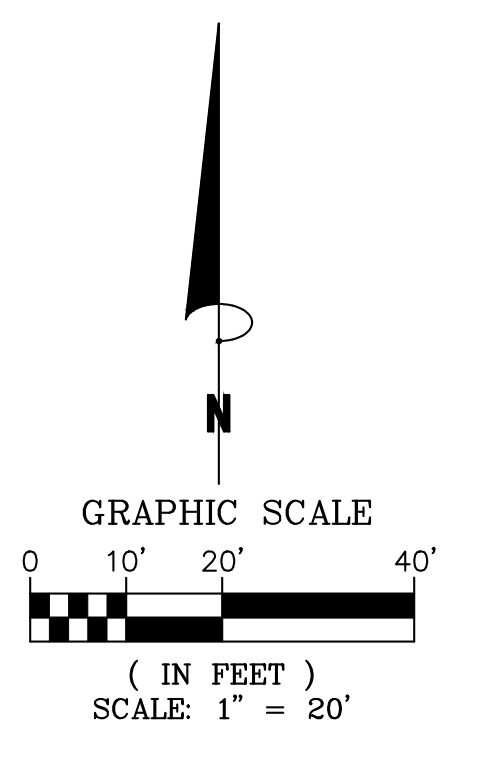
LEGEND	
	PROPERTY / RIGHT-OF-WAY LINE
	ACCESSIBLE PARKING SPACE
	STREET SIGN LOCATION
	PARKING COUNT
	CONCRETE SIDEWALK
	FIRE LANE
	SITE LIGHTING

- NOTES**
- ALL SIGNAGE WILL COMPLY TO ARTICLE 4, SIGNS.
 - ALL LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE. PARKING LOT LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT LOTS.

PLANNING APPROVAL

DIRECTOR OF PLANNING & DEVELOPMENT

DATE: _____



PD SITE PLAN OF
7-ELEVEN #1045850
ZONING: PD-G - PLANNED DEVELOPMENT 1063
SP-20-010

Bowman
CONSULTING

Firm Number 14309

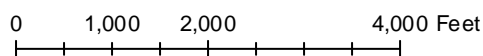
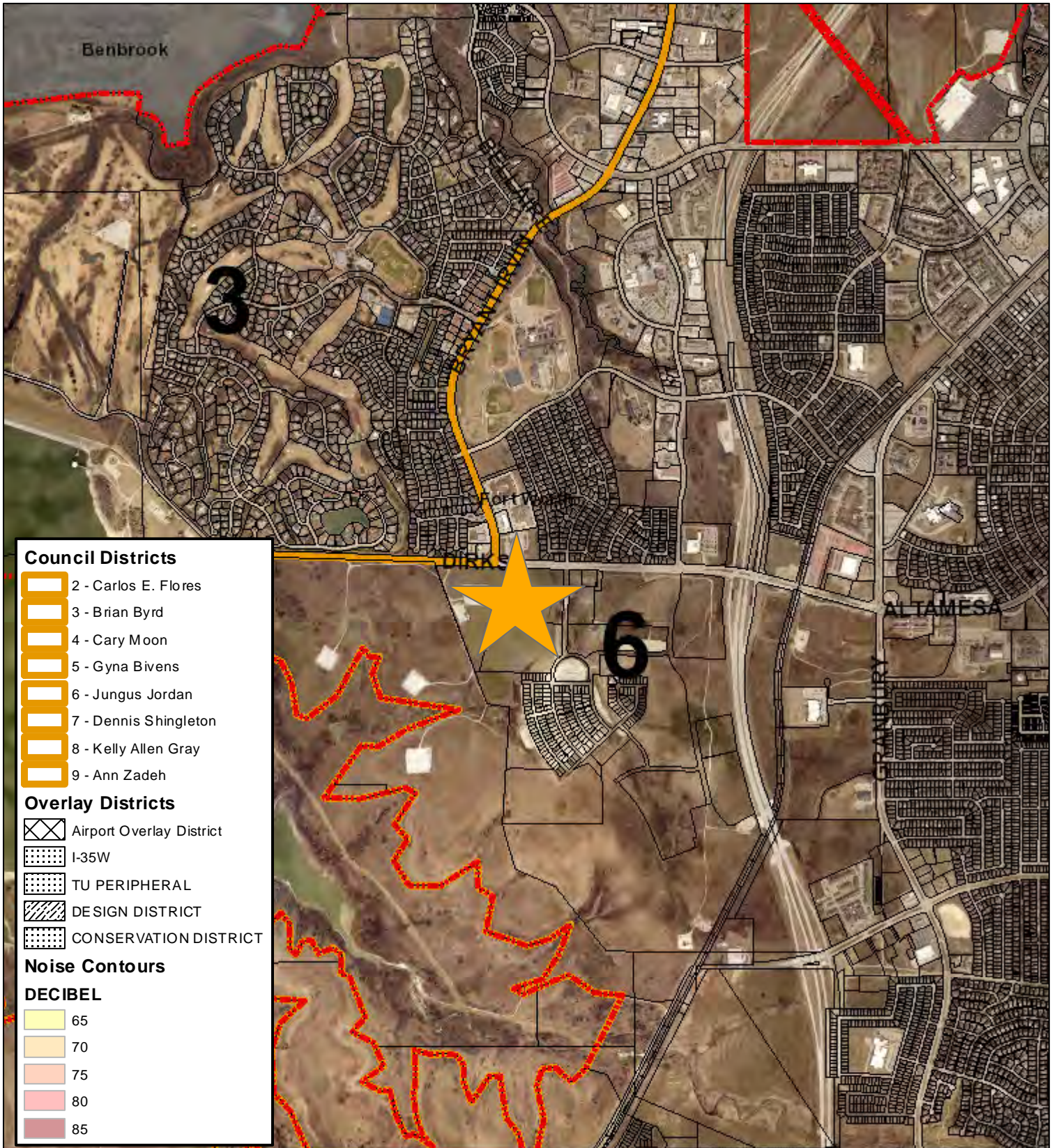
Bowman Consulting Group, Ltd.
8201 Preston Road
Suite 700B
Dallas, TX 75225
Phone: (972) 497-2992
Fax: (972) 327-4082
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PD SITE PLAN
7-ELEVEN #1045850
SEC ALTAMESA BLVD. & BRYANT IRVIN RD.
CITY OF FORT WORTH | TEXAS 76132

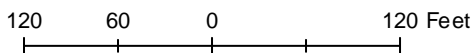
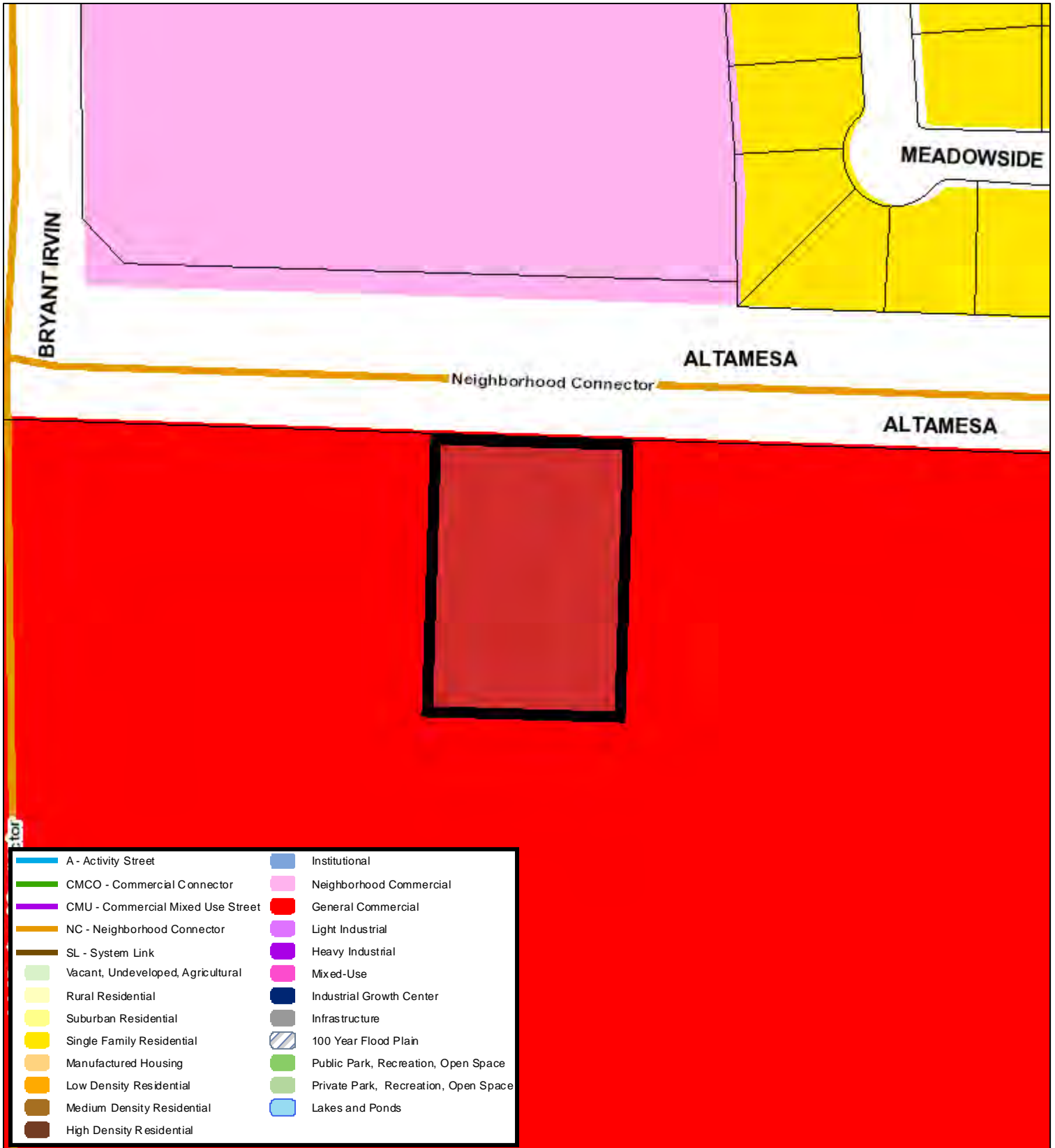
REVISIONS	
DATE	DESCRIPTION
04/02/20	SITE PLAN SUBMITTAL
06/01/20	SITE PLAN RE-SUBMITTAL

DESIGN	DRAWN	CHKD
BB	BB	KAN
SCALE: 1"=20'		
JOB NO.	070339-01-002	
FILE	C2.0 - SITE PLAN SUBMITTAL	
DATE	June 01, 2020	
SHEET	SP-1	

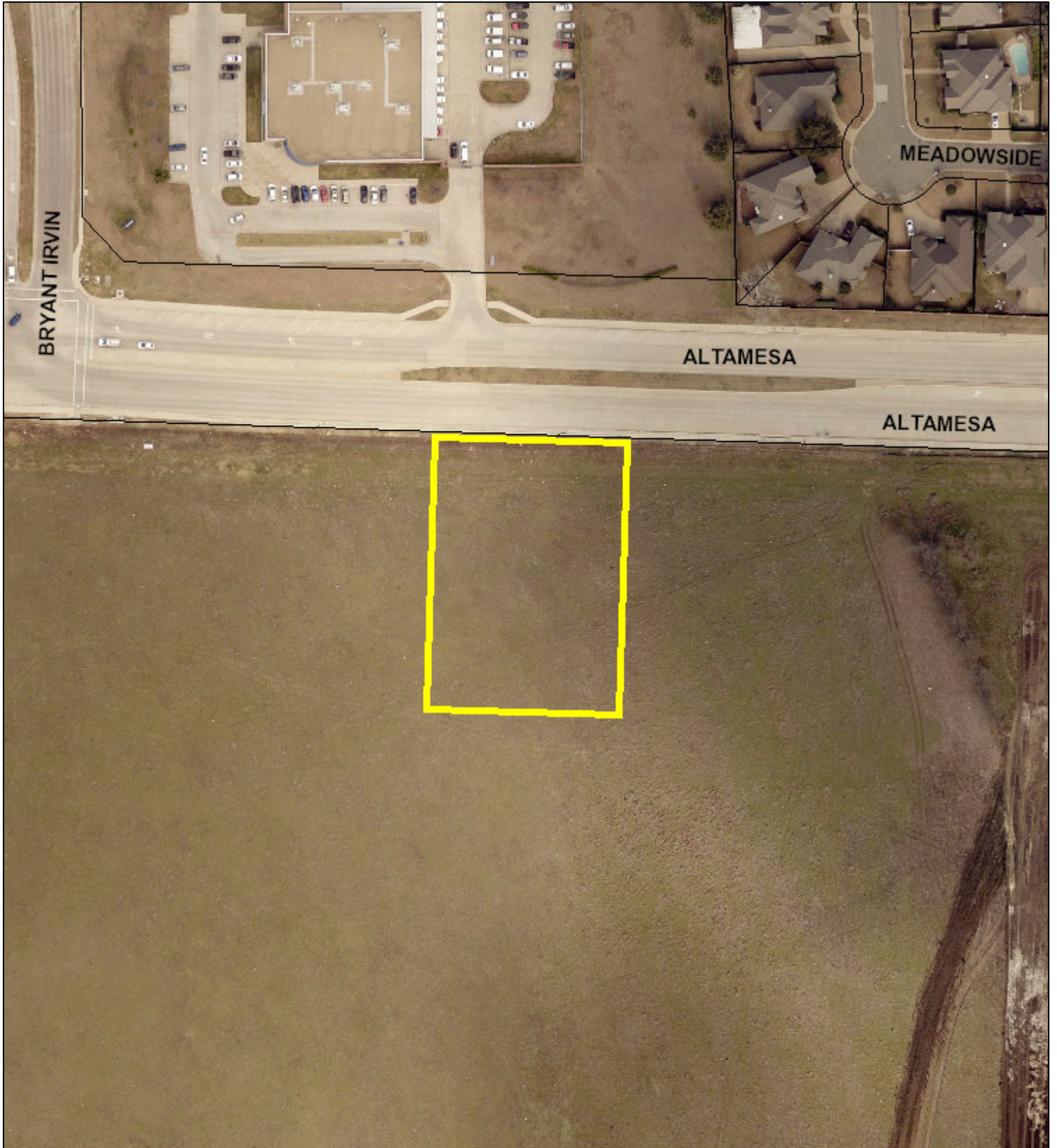
Area Map



Future Land Use



Aerial Photo Map



0 75 150 300 Feet

